

127.A

0006

0009.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

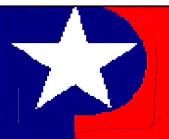
712,800 / 712,800

USE VALUE:

712,800 / 712,800

ASSESSED:

712,800 / 712,800


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
9		ALBERMARLE ST, ARLINGTON

**OWNERSHIP**

Owner 1:	FANFA ELVIRA PIRES AFONSO	Unit #:	9
Owner 2:			
Owner 3:			
Street 1:	9 ALBERMARLE STREET		
Street 2:			

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: GOSAIN ABHIMANYU &amp; EMILY E -

Owner 2: -

Street 1: 9 ALBERMARLE STREET UNIT 9

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1909, having primarily Asphalt Exterior and 1622 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7901									G9							

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	712,800			712,800		290630
							GIS Ref
							GIS Ref
							Insp Date
							08/23/18

PREVIOUS ASSESSMENT								Parcel ID	127.A-0006-0009.0	Date	Notes	Entered Lot Size	Total Land:	Land Unit Type:	!15559!
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value							
2022	102	FV	712,800	0	.	.	712,800			Year end		12/23/2021			
2021	102	FV	692,400	0	.	.	692,400			Year End Roll		12/10/2020			
2020	102	FV	804,300	0	.	.	804,300	804,300	Year End Roll		12/18/2019				
2019	102	FV	716,300	0	.	.	716,300	716,300	Year End Roll		1/3/2019				
2018	102	FV	635,000	0	.	.	635,000	635,000	Year End Roll		12/20/2017				
2017	102	FV	579,900	0	.	.	579,900	579,900	Year End Roll		1/3/2017				
2016	102	FV	579,900	0	.	.	579,900	579,900	Year End		1/4/2016				
2015	102	FV	528,100	0	.	.	528,100	528,100	Year End Roll		12/11/2014				

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.	ASR Map:
GOSAIN ABHIMANY	73809-313	2	12/12/2019		700,000	No	No				Fact Dist:
GLASS EMILY JAN	62561-553		8/30/2013		590,000	No	No				Reval Dist:
CLEM JAMES I &	54617-528		4/30/2010		520,000	No	No				Year:
VETRANO ANTONIO	49570-383		6/6/2007		512,000	No	No				LandReason:

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
1/23/2020		SQ Mailed							MM	Mary M		
8/23/2018		Measured							DGM	D Mann		
12/5/2008		MLS							MM	Mary M		
2/12/2008		External Ins							BR	B Rossignol		

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 99 - Condo Conv				Full Bath: 2	Rating: Good												
Sty Ht: 2A - 2 Sty +Attic				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 3 - BrickorStone				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 11 - Asphalt				A HBth:	Rating:												
Sec Wall:	%			OthrFix:	Rating:												
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>									
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units 1							
Color: GRAY				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
View / Desir:				Frl:	Rating:			Other									
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper									
Grade: B - Good (-)				<b>CONDOS INFORMATION</b>				Lvl 2									
Year Blt: 1909	Eff Yr Blt:			Location:				Lvl 1									
Alt LUC:	Alt %:			Total Units:				Lower									
Jurisdct: G9	Fact: .			Floor: M - Multi-Level				Totals	RMs: 7	BRs: 4	Baths: 2	HB					
Const Mod:				% Own: 54.000000000				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRs	FL					
<b>INTERIOR INFORMATION</b>				Phys Cond: GD - Good	18. %			Interior:	1	7	4						
Avg Ht/FL: STD				Functional:		%		Additions:									
Prim Int Wal 2 - Plaster				Economic:		%		Kitchen:									
Sec Int Wall:	%			Special:		%		Baths:									
Partition: T - Typical				Override:		%		Plumbing:									
Prim Floors: 3 - Hardwood				Total:	18.6 %			Electric:									
Sec Floors:	%			<b>CALC SUMMARY</b>				Heating:									
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 305.00				General:									
Subfloor:				Size Adj.: 1.29734898				Totals	1	7	4						
Bsmnt Gar:				Const Adj.: 0.93990600													
Electric: 3 - Typical				Adj \$ / SQ: 371.913													
Insulation: 2 - Typical				Other Features: 86000													
Int vs Ext: S				Grade Factor: 1.21													
Heat Fuel: 2 - Gas				NBHD Inf: 1.04999995													
Heat Type: 1 - Forced H/Air				NBHD Mod:													
# Heat Sys: 1				LUC Factor: 1.00													
% Heated: 100	% AC:			Adj Total: 875683													
Solar HW: NO	Central Vac: NO			Depreciation: 162877													
% Com Wal	% Sprinkled			Depreciated Total: 712806													
<b>MOBILE HOME</b>				WtAv\$/SQ:	AvRate:	Ind.Val											
Make:		Model:															
<b>SPEC FEATURES/YARD ITEMS</b>				Serial #:			Year:										
<b>PARCEL ID</b> 127.A-0006-0009.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:				Total Special Features:											Total:	
<b>IMAGE</b> <b>AssessPro Patriot Properties, Inc</b>																	